BOOK 10145 PG 245

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 87,500.00

James L. Gabbard
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 31st day of July 1996

Notary Public

My Commission Expires: 11-22-97

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| JAMES E. GABBARD<br>332 Cedarview Drive<br>Nashville, Tennessee 37211 | COLUMBIA NATIONAL INCORPORATED<br>7142 Columbia Gateway Drive<br>Columbia, Maryland 21046 | MAP 162-13<br>PARCEL 144 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 87,500.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, TED N. TEST AND WIFE, CAROL V. TEST hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES E. GABBARD AND WIFE, BONNIE J. GABBARD hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 13, Section 1, Dreamland Estates Southeast, of record in Book 5200, page 646, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Ted N. Test and wife, Carol V. Test, by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 8334, page 26, Register's Office for Davidson County, Tennessee.

3091 08/05 0101 03CHECK 332.75

0210873 IDENTIF. ↑ REFERENCE

96 AUG -5 AM 10:46 KAY C. WILLIAMS REGISTER DAVIDSON COUNTY, TN.

This is improved property known as 332 Cedarview Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEEs, their heirs and assigns, forever.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Dreamland Estates Southeast, Section 1 of record in Book 5200, page 646, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of July, 19 96.

Ted N. Test
TED N. TEST by Karen Hoff Attorney in Fact

Carol V. Test
CAROL V. TEST by Karen Hoff Attorney in Fact

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____ Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____ Notary Public

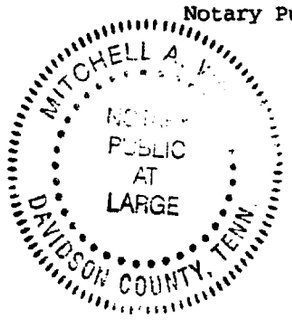
STATE OF TENNESSEE
COUNTY OF DAVIDSON

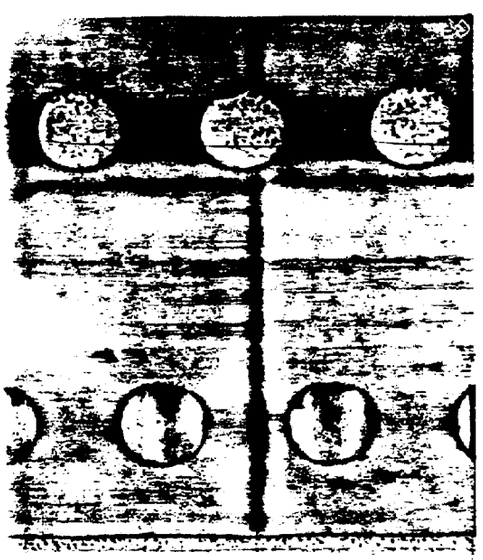
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared KAREN HOFF to me known to be the person who executed the foregoing instrument in behalf of TED N. TEST and CAROL V. TEST and acknowledged that she executed the same as the free act and deed of the said TED N. TEST and CAROL V. TEST.

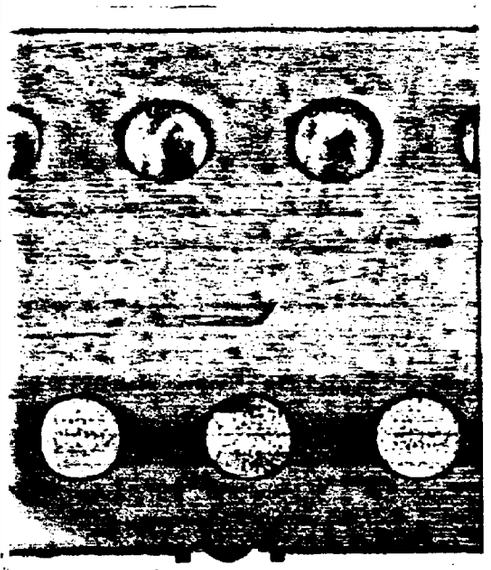
Witness my hand and seal this 31st day of July, 1996.

Notary Public

My commission expires: 11/22/97







**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10145 PG 247

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 87500.00
CON TX 323.75
PRFEE 1.00
MDEED 8.00
TOTAL 332.75
CHECK 332.75

08/05/96 01 10:51 0001 3091

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

02 10873
IDENTIF. ↑ REFERENCE

96 AUG -5 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1070664